



# City of La Quinta

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July 21, 2011

Mr. John Rimbach  
WSL La Quinta, LLC  
5796 Armada Drive, Suite 300  
Carlsbad, CA 92208

**SUBJECT: SPECIFIC PLAN 2004-071 AMENDMENT 1  
SITE DEVELOPMENT PERMIT 2003-762 EXTENSION 4, AMENDMENT 1  
LA PALOMA**

Dear Mr. Rimbach:

The City of La Quinta City Council at its meeting of July 19, 2011, adopted Resolution Numbers 2011-061 and 2011-062, approving Specific Plan 2004-071 Amendment 1 and Site Development Permit 2003-762 Extension 4 and Amendment 1, subject to the attached Conditions of Approval.

This action is final unless appealed by you or another person to the City Council within 15 days of the action. Please contact our department should you wish to appeal.

If you have any questions, please contact me at (760) 777-7125.

Sincerely,

JAY WUU  
Associate Planner

C: Les Johnson, Planning Director  
Ed Wimmer, Public Works Department  
Greg Butler, Building & Safety Department



**RESOLUTION NO. 2011 - 061**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
LA QUINTA, CALIFORNIA, APPROVING SPECIFIC PLAN  
2004-071 AMENDMENT 1 FOR LA PALOMA, LOCATED  
ON THE NORTHEAST CORNER OF WASHINGTON  
STREET AND AVENUE 50**

**CASE: SPECIFIC PLAN 2004-071 AMENDMENT 1  
APPLICANT: WSL LA QUINTA, LLC**

**WHEREAS**, the City Council of the City of La Quinta, California did, on the 19<sup>th</sup> day of July, 2011, hold a duly noticed Public Hearing to consider a request by WSL La Quinta, LLC for approval of an amendment to the existing La Paloma Specific Plan in order to accommodate plans for a 208-unit senior living community located on the northeast corner of Washington Street and Avenue 50, more particularly described as:

APN: 646-070-016

**WHEREAS**, the Planning Commission of the City of La Quinta, California did, on the 28th day of June, 2011, hold a duly noticed Public Hearing, as continued from the regularly-scheduled Public Hearing on June 14, 2011, to consider a recommendation on said Specific Plan Amendment and, after hearing and considering all testimony and arguments, did adopt Planning Commission Resolution 2011-006, recommending to the City Council approval of Specific Plan 2004-071 Amendment 1; and,

**WHEREAS**, the Planning Department published a public hearing notice in The Desert Sun newspaper on July 8, 2011 as prescribed by the Municipal Code. Public hearing notices were also mailed to all property owners within 500 feet of the site; and,

**WHEREAS**, per SB-18 consultation requirements, the Planning Department has forwarded information regarding the proposed amended Specific Plan to those Tribes referenced on the Tribal Consultation List provided by the Native American Heritage Commission and has followed up with all Tribes requesting information or consultation and placed their recommendations for monitoring in the Conditions of Approval; and,

**WHEREAS**, the La Quinta Planning Department has determined that this request has been previously assessed in conjunction with Environmental Assessment 2003-470 which was prepared for Specific Plan 2004-071, which was certified on December 23, 2004. No changed circumstances or conditions are

proposed which would trigger the preparation of subsequent environmental analysis pursuant to Public Resources Code Section 21166; and,

**WHEREAS**, at said Public Hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, said City Council did make the following mandatory findings pursuant to Section 9.240.010 of the La Quinta Municipal Code to justify approval of said Specific Plan Amendment:

1. Consistency with the General Plan  
The proposed Specific Plan amendment is consistent with the goals and policies of the La Quinta General Plan in that the design, height, scale and mass of the buildings within the community are compatible with the goals and policies of the General Plan Medium High Density Residential (MHDR) Land Use designation.
2. Public Welfare  
Approval of the proposed specific plan amendment will not create conditions materially detrimental to public health, safety and general welfare as Environmental Assessment 2003-470 was prepared, and certification of the Environmental Assessment is in compliance with CEQA requirements.
3. Land Use Compatibility  
The proposed Specific Plan amendment incorporates land uses that are compatible with zoning on adjacent properties. The design and density regulations specified in the Specific Plan amendment for residential and related recreational facilities are compatible with the existing single-family homes located near the specific plan area and on surrounding properties.
4. Property Suitability  
The uses permitted in the specific plan amendment, including age-restricted residences and common areas, are suitable and appropriate for the subject property in that the community is surrounded by similar existing uses such as single-family homes. The current specific plan area is served without adverse impact by all necessary public services and utilities.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of La Quinta, California, as follows:

1. That the above recitations are true and constitute the Findings of the City Council in this case; and,
2. That the City Council does hereby approve Specific Plan 2004-071 Amendment 1 for the reasons set forth in this Resolution, subject to the attached Conditions of Approval.

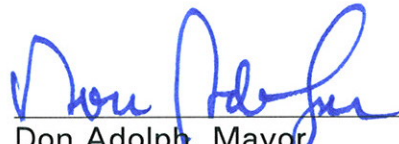
**PASSED, APPROVED, and ADOPTED** at a regular meeting of the City of La Quinta City Council, held on this the 19<sup>th</sup> day of July, 2011, by the following vote, to wit:

**AYES:** Council Members Evans, Franklin, Henderson, Mayor Adolph

**NOES:** None

**ABSENT:** Council Member Sniff

**ABSTAIN:** None

  
Don Adolph, Mayor  
City of La Quinta, California

**ATTEST:**

  
Susan Maysels, Deputy City Clerk  
City of La Quinta, California

(City Seal)

**APPROVED AS TO FORM:**

  
M. Katherine Jensen, City Attorney

## CONDITIONS OF APPROVAL

### GENERAL

1. The applicant agrees to defend, indemnify and hold harmless the City of La Quinta ("City"), its agents, officers and employees from any claim, action or proceeding to attack, set aside, void, or annul the approval of this Specific Plan Amendment. The City shall have sole discretion in selecting its defense counsel.

The City shall promptly notify the applicant of any claim, action or proceeding and shall cooperate fully in the defense.

2. Specific Plan 2004-071 Amendment 1 shall be developed in compliance with these conditions, and the approved Specific Plan document. In the event of any conflicts between these conditions and the provisions of SP 2004-0071 Amendment 1, these conditions shall take precedence.

3. Specific Plan 2004-071 Amendment 1 shall comply with all applicable conditions and/or mitigation measures for the following related approvals:

Site Development Permit 2003-762 Amendment 1

In the event of any conflict(s) between approval conditions and/or provisions of these approvals, the Planning Director shall determine precedence.

4. Within 30 days of City Council approval, applicant shall provide five copies of the Final Specific Plan document, as amended by this action, to the Planning Department. The Final Specific Plan shall include all text and graphics except as amended by this action, all amendments per this action, and correction of any typographical errors, internal document inconsistencies, and other amendments deemed necessary by the Planning Director.

**CITY COUNCIL RESOLUTION 2011 - 062**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
LA QUINTA, CALIFORNIA, APPROVING SITE  
DEVELOPMENT PERMIT 2003-762, TIME EXTENSION 4  
AND AMENDMENT 1, INCLUDING ARCHITECTURAL, SITE,  
AND LANDSCAPING PLANS FOR LA PALOMA**

**CASES: SITE DEVELOPMENT PERMIT 2003-762  
EXTENSION 4 AND AMENDMENT 1**

**APPLICANT: WSL LA QUINTA, LLC**

**WHEREAS**, the City Council of the City of La Quinta, California did, on the 19<sup>th</sup> day of July, 2011, hold a duly noticed Public Hearing to consider a request by WSL La Quinta, LLC for approval of a fourth extension of time and an amendment to architectural, site, and landscaping plans for a 208-unit senior living community located on the northeast corner of Washington Street and Avenue 50, more particularly described as:

APN: 646-070-016

**WHEREAS**, the Planning Department published a public hearing notice in The Desert Sun newspaper on July 8, 2011 as prescribed by the Municipal Code. Public hearing notices were also mailed to all property owners within 500 feet of the site; and,

**WHEREAS**, the Planning Commission of the City of La Quinta, California did, on the 28th day of June, 2011, hold a duly noticed Public Hearing, as continued from the regularly-scheduled Public Hearing on June 14, 2011, to consider a recommendation on said Site Development Permit Extension and Amendment, and after hearing and considering all testimony and arguments, did adopt Planning Commission Resolution 2011-007, recommending to the City Council approval of Site Development Permit 2003-762 Extension 4 and Amendment 1; and,

**WHEREAS**, the Architecture and Landscape Review Committee of the City of La Quinta, California, did, on the 1<sup>st</sup> day of June, 2011, hold a public meeting to review and discuss architecture, site, and landscape plans, the minutes of said meeting were included in the staff report for consideration by the Planning Commission; and,

**WHEREAS**, at said Public Hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, said City Council did make the following mandatory findings pursuant to Section 9.210.010 of the La Quinta Municipal Code to justify approval of said Site Development Permit Extension and Amendment:

1. Consistency with the General Plan

The proposed Site Development Permit is consistent with the La Quinta General Plan, as it proposes a multi-unit age-restricted residential community, which is General Plan-designated for MHDR (Medium High Density Residential) development.

2. Consistency with the Zoning Code and La Paloma Specific Plan

The proposed structures, as conditioned, are consistent with the development standards of the City's Zoning Code and the La Paloma Specific Plan, in terms of architectural style, building height, building mass, and landscaping. The community is consistent with the La Quinta Zoning Map, as it proposes a multi-unit age-restricted residential community which is General Plan-designated for MHDR (Medium High Density Residential) development. The site development permit has been conditioned to ensure compliance with the zoning standards of the MHDR district, and other supplemental standards as established in Title 9 of the La Quinta Municipal Code and the La Paloma Specific Plan.

3. Compliance with the California Environmental Quality Act (CEQA)

The La Quinta Planning Department has determined that this request has been previously assessed in conjunction with Environmental Assessment 2003-470 which was prepared for Specific Plan 2004-071, which was certified on December 23, 2004. No changed circumstances or conditions are proposed which would trigger the preparation of subsequent environmental analysis pursuant to Public Resources Code Section 21166.

4. Architectural Design

The architectural design aspects of the proposed La Paloma community provide interest through use of varied roof elements, enhanced building and façade treatments, and other design details which will be compatible with, and not detrimental to, surrounding development, and with the overall design quality prevalent in the City.

5. Site Design

The site design aspects of the proposed La Paloma community, as conditioned, will be compatible with, and not detrimental to, surrounding development, and with the overall design quality prevalent in the City, in terms of interior circulation, pedestrian access, and other architectural site design elements such as scale, mass, and appearance. The main building and cottage units are properly sized with regards to height and floor area, and are situated at engineer-approved locations with regards to vehicular and pedestrian access. Furthermore, the visual impact of the two-story main building is minimized from

view from the existing residential neighborhood to the north as the two-story portion of the main building is located a minimum of 75 feet from existing single-family homes on the south side of Saguaro Road, and the highest part of the main building, the uninhabited tower feature, is set back over 150-feet from the northern property line.

6. Landscape Design

The proposed project is consistent with the landscaping standards and plant palette and implements the standards for landscaping and aesthetics established in the General Plan and Zoning Code. Additionally, the assorted species of plants, which are taken from the approved plant list in the La Paloma Specific Plan, provide diversity and add character to the proposed community. The project landscaping for the proposed community, as conditioned, shall unify and enhance visual continuity of the proposed community with the surrounding development. Landscape improvements are designed and sized to provide visual appeal. The permanent overall site landscaping utilizes various tree and shrub species to blend with the building architecture.

7. Time Extension

The applicant has been diligently working on amending the previously- granted entitlement in an effort to improve compatibility with existing surrounding development, improve architectural quality, enhance project hydrology, as well as improve vehicular and pedestrian circulation. Due to the extent of work necessary to prepare plans in accordance with the proposed amendments, a two-year extension from the date of amendment approval is identified.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of La Quinta, California, as follows:

1. That the above recitations are true and constitute the Findings of the City Council in this case; and,
2. That the City Council does hereby approve Site Development Permit 2003-762 Extension 4, granting a two-year time extension to July 19, 2013, for the reasons set forth in this Resolution and subject to the attached Conditions of Approval; and
3. That the City Council does hereby approve Site Development Permit 2003-762 Amendment 1 for the reasons set forth in this Resolution, subject to the attached Conditions of Approval.



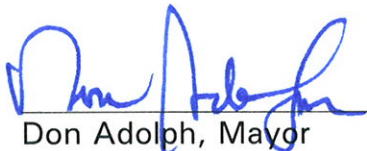
**PASSED, APPROVED, and ADOPTED** at a regular meeting of the City of La Quinta City Council, held on this the 19<sup>th</sup> day of July, 2011, by the following vote, to wit:

**AYES:** Council Members Evans, Franklin, Henderson, Mayor Adolph

**NOES:** None

**ABSENT:** Council Member Sniff

**ABSTAIN:** None

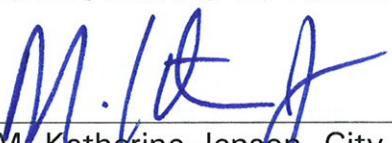
  
Don Adolph, Mayor  
City of La Quinta, California

**ATTEST:**

  
Susan Maysels, Deputy City Clerk  
City of La Quinta, California

(City Seal)

**APPROVED AS TO FORM:**

  
M. Katherine Jenson, City Attorney  
City of La Quinta, California

## **CONDITIONS OF APPROVAL**

### **GENERAL**

1. The applicant agrees to defend, indemnify and hold harmless the City of La Quinta ("City"), its agents, officers and employees from any claim, action or proceeding to attack, set aside, void, or annul the approval of this Site Development Permit. The City shall have sole discretion in selecting its defense counsel.

The City shall promptly notify the applicant of any claim, action or proceeding and shall cooperate fully in the defense.

2. This Site Development Permit shall comply with the requirements and standards of Government Code §§ 66410 through 66499.58 (the "Subdivision Map Act"), and Chapter 13 of the La Quinta Municipal Code ("LQMC").

The City of La Quinta's Municipal Code can be accessed on the City's Web Site at [www.la-quinta.org](http://www.la-quinta.org).

3. The Site Development Permit shall expire two years from the date of City Council approval (July 19, 2013), and shall become null and void in accordance with La Quinta Municipal Code Section 9.210.020, unless a building permit has been issued. A time extension may be requested per LQMC Section 9.200.080.
4. Prior to the issuance of any grading, construction, or building permit by the City, the applicant shall obtain any necessary clearances and/or permits from the following agencies, if required:
  - Riverside County Fire Marshal
  - Public Works Department (Grading Permit, Green Sheet (Public Works Clearance) for Building Permits, Water Quality Management Plan (WQMP) Exemption Form – Whitewater River Region, Improvement Permit)

- Planning Department
- Riverside Co. Environmental Health Department
- Desert Sands Unified School District (DSUSD)
- Coachella Valley Water District (CVWD)
- Imperial Irrigation District (IID)
- California Regional Water Quality Control Board (CRWQCB)
- State Water Resources Control Board
- SunLine Transit Agency (SUNLINE)
- South Coast Air Quality Management District Coachella Valley (SCAQMD)

The applicant is responsible for all requirements of the permits and/or clearances from the above listed agencies. When these requirements include approval of improvement plans, the applicant shall furnish proof of such approvals when submitting those improvements plans for City approval.

5. A California Construction General Permit must be obtained by the applicant; who then shall submit a copy of the Regional Water Quality Control Board's ("RWQCB") acknowledgment of the applicant's Notice of Intent ("NOI") and Waste Discharger Identification (WDID) number, prior to the issuance of a grading or building permit by the City.
6. The applicant shall comply with applicable provisions of the City's NPDES r discharge permit, LQMC Sections 8.70.010 et seq. (Stormwater Management and Discharge Controls), and 13.24.170 (Clean Air/Clean Water); Riverside County Ordinance No. 457; the California Regional Water Quality Control Board – Colorado River Basin Region Board Order No. R7-2008-0001 and the State Water Resources Control Board's Order No. 2009-0009-DWQ and Order No. 2010-0014-DWQ.

- A. For construction activities including clearing, grading or excavation of land that disturbs one (1) acre or more of land, or that disturbs less than one (1) acre of land, but which is a part of a construction project that encompasses more than one (1) acre of land, the Permittee shall be required to submit a Storm Water Pollution Protection Plan ("SWPPP") to the State Water Resources Control Board.

The applicant or design professional can obtain the California Stormwater Quality Association SWPPP template at [www.cabmphandbooks.com](http://www.cabmphandbooks.com) for use in their SWPPP preparation.

- B. The applicant shall ensure that the required SWPPP is available for inspection at the project site at all times through and including acceptance of all improvements by the City.

- C. The applicant's SWPPP shall include provisions for all of the following Best Management Practices ("BMPs") (LQMC Section 8.70.020 (Definitions)):

- 1) Temporary Soil Stabilization (erosion control).
- 2) Temporary Sediment Control.
- 3) Wind Erosion Control.
- 4) Tracking Control.
- 5) Non-Storm Water Management.
- 6) Waste Management and Materials Pollution Control.

- E. The SWPPP and BMPs shall remain in effect for the entire duration of project construction until all improvements are completed and accepted by the City Council.

7. Permits issued under this approval shall be subject to the provisions of the Infrastructure Fee Program and Development Impact Fee program in effect at the time of issuance of building permit(s).

8. Approval of this Site Development Permit shall not be construed as approval for any horizontal dimensions implied by any site plans or exhibits unless specifically identified in the following conditions of approval.
9. Developer shall reimburse the City, within thirty (30) days of presentment of the invoice, all costs and actual attorney's fees incurred by the City Attorney to review, negotiate and/or modify any documents or instruments required by these conditions, if Developer requests that the City modify or revise any documents or instruments prepared initially by the City to effect these conditions. This obligation shall be paid in the time noted above without deduction or offset and Developer's failure to make such payment shall be a material breach of the Conditions of Approval.
10. Developer shall reimburse the City, within thirty (30) days of presentment of the invoice, all costs and actual consultant's fees incurred by the City for engineering and/or surveying consultants to review and/or modify any documents or instruments required by this project. This obligation shall be paid in the time noted above without deduction or offset and Developer's failure to make such payment shall be a material breach of the Conditions of Approval.

#### PROPERTY RIGHTS

11. Prior to issuance of any permit(s), the applicant shall acquire or confer easements and other property rights necessary for the construction or proper functioning of the proposed development. Conferred rights shall include irrevocable offers to dedicate or grant access easements to the City for emergency services and for maintenance, construction and reconstruction of essential improvements.
12. Pursuant to the aforementioned condition, conferred rights shall include approvals from the master developer or the HOA over easements and other property rights necessary for construction and proper functioning of the proposed development not limited to access rights over proposed and/or existing private streets that access public streets and open space/drainage facilities of the master development.

13. The applicant shall offer for dedication all public street rights-of-way in conformance with the City's General Plan, Municipal Code, applicable specific plans, site development permit, and/or as required by the City Engineer.
14. The public street right-of-way offers for dedication required for this development include:

A. PUBLIC STREETS

- 1) Washington Street (Major Arterial, 120' ROW) – The standard 60 feet from the centerline of Washington Street for a total 120-foot ultimate developed right of way except for:

Additional right-of-way is required on Washington Street north of Avenue 50 to provide for the realignment of Washington Street to accommodate the dual left turn lanes for southbound Washington Street to eastbound Avenue 50 as approved by the City Engineer.

- A. An additional variable right of way dedication for a deceleration/right turn only lane and bus turnout at the proposed primary project entry measured seventy-six feet (76') east of the centerline of Washington Street and length as conditioned under STREET AND TRAFFIC IMPROVEMENTS (Condition of Approval No. 23A(1)(b)).

- 2) Avenue 50 (Primary Arterial, Option B 100' ROW) – The standard 50 feet from the centerline of Avenue 50 for a total 100-foot ultimate developed right of way except for:

- A. An additional right of way dedication of 10 feet for a right turn only lane at the Avenue 50 intersection with Washington Street (a total of sixty feet (60') north of the centerline of Avenue 50) and length as conditioned under STREET AND TRAFFIC IMPROVEMENTS (Condition of Approval No. 23A(2)(a)).

15. Dedications shall include additional widths as necessary for dedicated right and left turn lanes, bus turnouts, and other features contained in the approved construction plans.

Pursuant to this requirement, the Applicant shall include in the submittal packet containing the rough grading plans submitted for plan checking, an offsite street geometric layout, drawn at 1" equals 40 feet, detailing the following design aspects: median curb line, outside curb line, lane line alignment including lane widths, left turn lanes, deceleration lane(s) and bus stop turnout(s). The geometric layout shall be accompanied with sufficient professional engineering studies to confirm the appropriate length of all proposed turn pockets and auxiliary lanes that may impact the right of way dedication required of the project and the associated landscape setback requirement.

16. When the City Engineer determines that access rights to the proposed street right-of-way shown on the approved Site Development Permit are necessary prior to approval of the improvements dedicating such right-of-way, the applicant shall grant the necessary right-of-way within 60 days of a written request by the City.
17. The applicant shall create perimeter landscaping setbacks along all public rights-of-way as follows:

A. Washington Street (Major Arterial) - 20-foot from the R/W-P/L.

B. Avenue 50 (Primary Arterial) – A minimum 20-foot from the R/W-P/L.

The listed setback depth shall be the average depth where a meandering wall design is approved.

The setback requirements shall apply to all frontages including, but not limited to, remainder parcels and sites dedicated for utility purposes.

Where public facilities (e.g., sidewalks) are placed on privately-owned setbacks, the applicant shall offer for dedication blanket easements for those purposes on the Final Map.

18. At locations where the onsite finished grade adjacent to the landscaped setback lot has an elevation differential with respect to the arterial street top

of curb exceeding 11.0 feet, the applicant shall comply with, and accommodate, the maximum slope gradients in the parkway/setback area and meandering sidewalk requirements by either: 1) increasing the landscape setback size as needed, or 2) installing retaining walls between the sidewalk and the back of the landscaped area as needed.

19. The applicant shall offer for dedication those easements necessary for the placement of, and access to, utility lines and structures, drainage basins, mailbox clusters, park lands, and common areas.
20. Direct vehicular access to Washington Street and Avenue 50 from lots with frontage along Washington Street and Avenue 50 is restricted, except for those access points identified on the Site Development Permit, or as otherwise conditioned in these conditions of approval.
21. The applicant shall furnish proof of easements, or written permission, as appropriate, from those owners of all abutting properties on which grading, retaining wall construction, permanent slopes, or other encroachments will occur.
22. The applicant shall cause no easement to be granted, or recorded, over any portion of the subject property after the date of approval of the Site Development Permit unless such easement is approved by the City Engineer.

#### STREET AND TRAFFIC IMPROVEMENTS

23. The applicant shall comply with the provisions of LQMC Sections 13.24.060 (Street Improvements), 13.24.070 (Street Design - Generally) & 13.24.100 (Access for Individual Properties and Development) for public streets; and Section 13.24.080 (Street Design - Private Streets), where private streets are proposed.
24. Streets shall have vertical curbs or other approved curb configurations that will convey water without ponding, and provide lateral containment of dust and residue during street sweeping operations. If a wedge or rolled curb design is approved, the lip at the flowline shall be near vertical with a 1/8" batter and a minimum height of 0.1'. Unused curb cuts on any lot shall be



restored to standard curb height prior to final inspection of permanent building(s) on the lot.

25. The applicant shall construct the following street improvements to conform with the General Plan (street type noted in parentheses.)

A. OFF-SITE STREETS

1) Washington Street (Major Arterial; 120' R/W):

Widen the east side of the street along all frontage adjacent to the project boundary to its ultimate width on the east side as specified in the General Plan and the requirements of these conditions. Rehabilitate and/or reconstruct existing roadway pavement as necessary to augment and convert it from a rural county-road design standard to La Quinta's urban arterial design standard. The east curb face shall be located fifty-one feet (51') east of the centerline, except at locations where additional street width is needed to accommodate:

- a) The applicant shall construct a concrete bus stop pad equipped with night lighting, bench, and trash receptacle north of the primary entry drive on Washington Street as approved by the Planning Director and the City Engineer. Bus turnout shall be provided if required by SunLine Transit for the bus stop.
- b) A deceleration/right turn only lane with bus turnout incorporated as part of the lane (if approved by SunLine Transit and the City Engineer) shall be provided at the Washington Street Primary Entry. The east curb face shall be located sixty four feet (64') east of the centerline and length to be determined by a traffic study prepared for the applicant by a licensed traffic engineer per Engineering Bulletin # 06-13 or as determined by the City Engineer.
- c) The east curb face shall be located fifty-six (56') east from the centerline of Washington Street to accommodate the

dual left turn lane on southbound Washington Street at the Avenue 50 intersection.

Other required improvements in the Washington Street right-of-way and/or adjacent landscape setback area include:

- d) All appurtenant components such as, but not limited to: curb, gutter, traffic control striping, legends, and signs.
  - e) 8-foot wide meandering sidewalk. The meandering sidewalk shall have an arrhythmic horizontal layout that utilizes concave and convex curves with respect to the curb line that either touches the back of curb or approaches within five feet of the curb at intervals not to exceed 250 feet. The sidewalk curvature radii should vary between 50 and 300 feet and at each point of reverse curvature, the radius should change to assist in creating the arrhythmic layout. The sidewalk shall meander into the landscape setback lot and approach within 5 feet of the perimeter wall at intervals not to exceed 250 feet.
  - f) Extend the existing raised median on Washington Street north of Avenue 50 to line up with the curb face on the south side of the primary entrance to prevent southbound Washington Street traffic from making illegal left turns into the project entrance on Washington Street as approved by the City Engineer.
  - g) Establish a Class II Level II benchmark in the Washington Street right of way and file a record of the benchmark with the County of Riverside.
- 2) Avenue 50 (Primary Arterial – Option B; 100' R/W):

Widen the north side of the street along all frontage adjacent to the project boundary to its ultimate width on the east side as specified in the General Plan and the requirements of these conditions. Rehabilitate

and/or reconstruct existing roadway pavement as necessary to augment and convert it from a rural county-road design standard to La Quinta's urban arterial design standard. The north curb face shall be located thirty-eight feet (38') north of the centerline, except at locations where additional street width is needed to accommodate:

- a) A right turn only lane on Avenue 50 at the Avenue 50/Washington Street intersection. The north curb face shall be located forty eight feet (48') north of the centerline of Avenue 50 and deceleration length to be determined by a traffic study prepared for the applicant by a licensed traffic engineer per Engineering Bulletin # 06-13 or as determined by the City Engineer.

Other required improvements in the Avenue 50 right-of-way and/or adjacent landscape setback area include:

- b) All appurtenant components such as, but not limited to: curb, gutter, traffic control striping, legends, and signs.
- c) 6-foot wide meandering sidewalk. The meandering sidewalk shall have an arrhythmic horizontal layout that utilizes concave and convex curves with respect to the curb line that either touches the back of curb or approaches within five feet of the curb at intervals not to exceed 250 feet. The sidewalk curvature radii should vary between 50 and 300 feet and at each point of reverse curvature, the radius should change to assist in creating the arrhythmic layout. The sidewalk shall meander into the landscape setback lot and approach within 5 feet of the perimeter wall at intervals not to exceed 250 feet.
- d) A 12-foot wide raised landscaped median plus variable width as needed along the entire project boundary to accommodate a left turn lane for the eastbound Avenue 50 traffic into the project entry on the north side and for

dual left turn lanes for westbound Avenue 50 traffic at the intersection of Washington Street and Avenue 50. Interim and ultimate improvements shall be as approved by the City Engineer. The applicant shall be responsible for 50% of the cost to design and construct said raised landscaped median.

The landscaped median improvements are eligible for reimbursement from the City's Development Impact Fee fund in accordance with policies established for that program.

- e) In the event the left turn pocket for eastbound Avenue 50 traffic into the project entry is constructed prior to the construction of the off-site improvements associated with the development on other side of the street, the applicant shall widen the south side of Avenue 50 along the project boundary to its existing southerly right-of-way to maintain the currently existing two eastbound through lanes on Avenue 50 (minimum 24 feet) as approved by the City Engineer.

The applicant shall extend improvements beyond the project boundaries to ensure they safely integrate with existing improvements (e.g., grading; traffic control devices and transitions in alignment, elevation or dimensions of streets and sidewalks).

Entry drives, main interior circulation routes, standard knuckles, corner cutbacks, bus turnouts, dedicated turn lanes and other features shown on the approved construction plans, may require additional street widths as may be determined by the City Engineer.

The applicant is responsible for construction of all improvements mentioned above.

## B. INTERNAL STREETS

- 1) Construct internal streets per the approved Site Development Permit Preliminary Grading Exhibit and as approved by the City

Engineer. Minimum street width shall be 26 feet except at the entry accessway. On-street parking shall be prohibited except in designated parking stall areas. The applicant shall make provisions for perpetual enforcement of the No Parking restrictions.

- 2) The location of driveways shall not be located within the curb return when possible.

C. KNUCKLE

- 1) Construct the knuckle to conform to the lay-out shown in the Site Development Permit, except for minor revisions as may be required by the City Engineer.

26. The applicant shall design street pavement sections using CalTrans' design procedure for 20-year life pavement, and the site-specific data for soil strength and anticipated traffic loading (including construction traffic). Minimum structural sections shall be as follows:

Residential/ Parking Lot & Aisles (Low Traffic) 3.0" a.c./4.5" c.a.b.

Parking Lot & Aisles (High Traffic) 4.5" a.c./5.5" c.a.b.

Primary Arterial 4.5" a.c./6.0" c.a.b.

Major Arterial 5.5" a.c./6.5" c.a.b.

or the approved equivalents of alternate materials.

27. The applicant shall submit current mix designs (less than two years old at the time of construction) for base, asphalt concrete and Portland cement concrete. The submittal shall include test results for all specimens used in the mix design procedure. For mix designs over six months old, the submittal shall include recent (less than six months old at the time of construction) aggregate gradation test results confirming that design gradations can be achieved in current production. The applicant shall not schedule construction operations until mix designs are approved.

28. General access points and turning movements of traffic are limited to the following:
- A. Primary Entry (Washington Street): Right turn movements in and out are allowed. Left turn movements in and out are prohibited. All right-turn-out only driveways shall have a splitter median island located in the driveway throat that adequately channelizes the exiting right-turn vehicles turning onto the arterial street to eliminate illegal left turns. The splitter island shall be designed in conformance with design concepts approved by the City Engineer.
  - B. Primary Entry (Avenue 50): Right turn in and out and left turn in movements are allowed. Left turn movements out are prohibited. All right-turn-out only driveways shall have a splitter median island located in the driveway throat that adequately channelizes the exiting right-turn vehicles turning onto the arterial street to eliminate illegal left turns. The splitter island shall be designed in conformance with design concepts approved by the City Engineer.
29. Improvements shall include appurtenances such as traffic control signs, markings and other devices, raised medians if required, street name signs and sidewalks. Mid-block street lighting is not required.
30. Improvements shall be designed and constructed in accordance with City adopted standards, supplemental drawings and specifications, or as approved by the City Engineer. Improvement plans for streets, access gates and parking areas shall be stamped and signed by qualified engineers.
31. Standard knuckles and corner cut-backs shall conform to Riverside County Standard Drawings #801 and #805, respectively, unless otherwise approved by the City Engineer.

#### PARKING LOTS and ACCESS POINTS

32. The design of parking facilities shall conform to LQMC Chapter 9.150 and in particular the following:

- A. The parking stall and aisle widths and the double hairpin stripe parking stall design shall conform to LQMC Chapter 9.150.
- B. Cross slopes should be a maximum of 2% where ADA accessibility is required including accessibility routes between buildings.
- C. Building access points shall be shown on the Precise Grading Plans to evaluate ADA accessibility issues.
- D. Accessibility routes to public streets and adjacent development shall be shown on the Precise Grading Plan.
- E. Parking stall lengths shall be according to LQMC Chapter 9.150 and be a minimum of 17 feet in length with a 2-foot overhang for standard parking stalls and 18 feet with a 2-foot overhang for handicapped parking stall or as approved by the City Engineer. One van accessible handicapped parking stall is required per 8 handicapped parking stalls.

Entry drives, main interior circulation routes, corner cutbacks, bus turnouts, dedicated turn lanes, ADA accessibility route to public streets and other features shown on the approved construction plans, may require additional street widths and other improvements as may be determined by the City Engineer.

#### IMPROVEMENT PLANS

As used throughout these Conditions of Approval, professional titles such as "engineer," "surveyor," and "architect," refer to persons currently certified or licensed to practice their respective professions in the State of California.

- 33. Improvement plans shall be prepared by or under the direct supervision of qualified engineers and/or architects, as appropriate, and shall comply with the provisions of LQMC Section 13.24.040 (Improvement Plans).
- 34. The following improvement plans shall be prepared and submitted for review and approval by the Public Works Department. A separate set of plans for each line item specified below shall be prepared. The plans shall utilize the minimum scale specified, unless otherwise authorized by the City Engineer in writing. Plans may be prepared at a larger scale if additional detail or plan

clarity is desired. Note, the applicant may be required to prepare other improvement plans not listed here pursuant to improvements required by other agencies and utility purveyors.

- A. On-Site Rough Grading Plan 1" = 40' Horizontal
- B. PM10 Plan 1" = 40' Horizontal
- C. WQMP (Plan submitted in Report Form)

NOTE: A through C to be submitted concurrently.

- D. On-Site Precise Grading Plan 1" = 30' Horizontal
- E. Off-Site Street Improvement/Storm Drain Plan  
1" = 40' Horizontal, 1" = 4' Vertical
- F. Off-Site Signing & Striping Plan 1" = 40' Horizontal

The Off-Site street improvement plans shall have separate plan sheet(s) (drawn at 20 scale) that show the meandering sidewalk, mounding, and berming design in the combined parkway and landscape setback area.

- G. On-Site Street Improvements/Signing & Striping/Storm Drain Plan  
1" = 40' Horizontal, 1" = 4' Vertical

NOTE: D through G to be submitted concurrently.

(Separate Storm Drain Plans if applicable)

- H. Off-Site Median Landscaping Plans 1" = 40' Horizontal

Other engineered improvement plans prepared for City approval that are not listed above shall be prepared in formats approved by the City Engineer prior to commencing plan preparation.

All Off-Site Plan & Profile Street Plans and Signing & Striping Plans shall show all existing improvements for a distance of at least 200-feet beyond



the project limits, or a distance sufficient to show any required design transitions.

All On-Site Signing & Striping Plans shall show, at a minimum; Stop Signs, Limit Lines and Legends, No Parking Signs, Raised Pavement Markers (including Blue RPMs at fire hydrants) and Street Name Signs per Public Works Standard Plans and/or as approved by the Engineering Department.

"Rough Grading" plans shall normally include perimeter walls with Top Of Wall & Top Of Footing elevations shown. All footings shall have a minimum of 1-foot of cover, or sufficient cover to clear any adjacent obstructions.

The applicant shall prepare an accessibility assessment on a marked up print of the building floor plan identifying every building egress and notes the 2010 California Building Code accessibility requirements associated with each door. The assessment must comply with submittal requirements of the Building & Safety Department. A copy of the reviewed assessment shall be submitted to the Public Works Department in conjunction with the Site Development Plan when it is submitted for plan checking.

"On-Site Precise Grading" plans shall normally include all on-site surface improvements including but not limited to finish grades for curbs & gutters, building floor elevations, wall elevations, parking lot improvements and ADA requirements.

35. The City maintains standard plans, detail sheets and/or construction notes for elements of construction which can be accessed via the "Plans, Notes and Design Guidance" section of the Public Works Department at the City website ([www.la-quinta.org](http://www.la-quinta.org)). Please navigate to the Public Works Department home page and look for the Standard Drawings hyperlink.
36. The applicant shall furnish a complete set of all approved improvement plans on a storage media acceptable to the City Engineer (currently mylars).
37. Upon completion of construction, and prior to final acceptance of the improvements by the City, the applicant shall furnish the City with reproducible record drawings of all improvement plans which were approved by the City. Each sheet shall be clearly marked "Record Drawing" and shall be stamped and signed by the engineer or surveyor certifying to the accuracy and completeness of the drawings. The applicant shall have all

approved mylars previously submitted to the City, revised to reflect the as-built conditions. The applicant shall employ or retain the Engineer Of Record during the construction phase of the project so that the EOR can make site visits in support of preparing "Record Drawing". However, if subsequent approved revisions have been approved by the City Engineer and reflect said "Record Drawing" conditions, the Engineer Of Record may submit a letter attesting to said fact to the City Engineer in lieu of mylar submittal.

#### IMPROVEMENT SECURITY AGREEMENTS

38. Prior to constructing any off-site improvements on Washington Street and Avenue 50, the applicant deposit securities equivalent to both a Performance and labor & Material Bonds each valued at 100% of the cost of the off-site improvements required on Washington Street and Avenue 50.
39. In the event the applicant fails to construct the improvements for the development, or fails to satisfy its obligations for the development in a timely manner, pursuant to the approved phasing plan, the City shall have the right to halt issuance of all permits, and/or final inspections, withhold other approvals related to the development of the project, or call upon the surety to complete the improvements.
40. Depending on the timing of the development of this Site Development Permit, and the status of the off-site improvements at the time, the applicant may be required to:
  - A. Construct certain off-site improvements.
  - B. Construct additional off-site improvements, subject to the reimbursement of its costs by others.
  - C. Reimburse others for those improvements previously constructed that are considered to be an obligation of this tentative tract map.
  - D. Secure the costs for future improvements that are to be made by others.

E. To agree to any combination of these actions, as the City may require.

Off-Site Improvements should be completed on a first priority basis. The applicant shall complete Off-Site Improvements in the first phase of construction.

In the event that any of the improvements required for this development are constructed by the City, the applicant shall, prior to the approval of the Final Map, or the issuance of any permit related thereto, reimburse the City for the costs of such improvements.

41. If the applicant elects to utilize the secured agreement alternative, the applicant shall submit detailed construction cost estimates for all proposed on-site and off-site improvements, including an estimate for the final survey monumentation, for checking and approval by the City Engineer. Such estimates shall conform to the unit cost schedule adopted by City resolution, or ordinance.

For items not listed in the City's unit cost schedule, the proposed unit costs shall be approved by the City Engineer.

Estimates for improvements under the jurisdiction of other agencies shall be approved by those agencies and submitted to the City along with the applicant's detailed cost estimates.

Security will not be required for telephone, natural gas, or Cable T.V. improvements.

#### GRADING

42. The applicant shall comply with the provisions of LQMC Section 13.24.050 (Grading Improvements).
43. Prior to occupancy of the project site for any construction, or other purposes, the applicant shall obtain a grading permit approved by the City Engineer.
44. To obtain an approved grading permit, the applicant shall submit and obtain approval of all of the following:

- A. A grading plan prepared by a civil engineer registered in the State of California,
- B. A preliminary geotechnical ("soils") report prepared by an engineer registered in the State of California,
- C. A Fugitive Dust Control Plan prepared in accordance with LQMC Chapter 6.16, (Fugitive Dust Control), and
- D. A Best Management Practices report prepared in accordance with LQMC Sections 8.70.010 and 13.24.170 (NPDES Stormwater Discharge Permit and Storm Management and Discharge Controls).
- E. WQMP prepared by an engineer registered in the State of California.

All grading shall conform with the recommendations contained in the Preliminary Soils Report, and shall be certified as being adequate by soils engineer, or engineering geologist registered in the State of California.

The applicant shall furnish security, in a form acceptable to the City, and in an amount sufficient to guarantee compliance with the approved Fugitive Dust Control Plan provisions as submitted with its application for a grading permit. Additionally, the applicant shall replenish said security if expended by the City of La Quinta to comply with the Plan as required by the City Engineer.

- 45. The applicant shall maintain all open graded, undeveloped land in order to prevent wind and/or water erosion of such land. All open graded, undeveloped land shall either be planted with interim landscaping, or stabilized with such other erosion control measures, as were approved in the Fugitive Dust Control Plan.
- 46. Grading within the perimeter setback and parkway areas shall have undulating terrain and shall conform with the requirements of LQMC Section 9.60.240(F) except as otherwise modified by this condition requirement. The maximum slope shall not exceed 3:1 anywhere in the landscape setback area, except for the backslope (i.e. the slope at the back of the landscape lot) which shall not exceed 2:1 if fully planted with ground cover. The

maximum slope in the first six (6) feet adjacent to the curb shall not exceed 4:1 when the nearest edge of sidewalk is within six feet (6') of the curb, otherwise the maximum slope within the right of way shall not exceed 3:1. All unpaved parkway areas adjacent to the curb shall be depressed one and one-half inches (1.5") in the first eighteen inches (18") behind the curb.

47. Building pad elevations on the rough grading plan submitted for City Engineer's approval shall conform with pad elevations shown on the preliminary grading plan, unless the pad elevations have other requirements imposed elsewhere in these Conditions of Approval. Pursuant to the aforementioned, the applicant is advised of the Coachella Valley Water District letter dated May 24, 2011 to the Planning Department stating the development may set the finish floor elevations at a minimum of 47 feet MSL with the condition that the development be protected by means of a flood wall along the La Quinta Evacuation Channel. The flood wall shall be certified by a geotechnical engineer with the top of the wall at a minimum elevation of 52 feet AMSL as required by CVWD.
48. Building pad elevations of perimeter lots shall not differ by more than one foot higher from the building pads in adjacent developments.
49. The applicant shall minimize the differences in elevation between the adjoining properties and the lots within this development.
50. Prior to any site grading or regrading that will raise or lower any portion of the site by more than plus or minus half of a foot (0.5') from the elevations shown on the approved Site Development Permit Site Plan, the applicant shall submit the proposed grading changes to the City Engineer for a substantial conformance finding review.
51. Prior to the issuance of a building permit for any building lot, the applicant shall provide a lot pad certification stamped and signed by a qualified engineer or surveyor with applicable compaction tests and over excavation documentation.

Each pad certification shall list the pad elevation as shown on the approved grading plan, the actual pad elevation and the difference between the two, if any. Such pad certification shall also list the relative compaction of the pad soil. The data shall be organized by lot number, and listed cumulatively if submitted at different times.

## DRAINAGE

52. If permitted by CVWD and the City Engineer, when an applicant proposes discharge of storm water directly, or indirectly, into the La Quinta Evacuation Channel, the applicant shall execute an indemnification instrument as approved by the City Engineer and City Attorney. Additionally, the applicant shall pay for all costs of sampling and testing associated with the development's drainage discharge which may be required under the City's NPDES Permit or other City or area-wide pollution prevention program, and for any other obligations and/or expenses which may arise from such discharge. The applicant is required to construct required discharge treatment Best Management Practice facilities per the NPDES Permit Supplement A but at a minimum shall install a CDS Unit or equal system as approved by the City Engineer. The indemnification shall be executed and furnished to the City prior to the issuance of any grading, construction or building permit, and shall be binding on all heirs, executors, administrators, assigns, and successors in interest in the land within this tentative parcel map excepting therefrom those portions required to be dedicated or deeded for public use. If such discharge is approved for this development, the applicant shall make provisions for meeting these obligations. The 100-year storm water hydraulic grade line shall be at elevation 48 feet or as determined by CVWD and the City Engineer.

Additionally, the applicant shall submit verification to the City of CVWD acceptance of the proposed discharge of storm water directly, or indirectly, into the La Quinta Evacuation Channel with the initial submittal of storm drain improvement plans.

53. Since the preliminary rough grading plans previously submitted to the Public Works Department did not demonstrate how storm water would be adequately discharged into the La Quinta Evacuation Channel during major

storm events resulting in possible flooding of the site, the applicant is hereby notified that future site modifications may be necessary including, but not limited to building and street reconfiguration and additional improvements to the existing drainage facilities. Verification of the proposed storm water retention system is subject to review and approval by the Coachella Valley Water District and the City Engineer. If in the event, the proposed retention capacity or pass through storm water flow is found to be inadequate during final design, the Applicant shall revise what is currently proposed in the preliminary hydrology study and make adjustments to the site layout as needed to accommodate the increased retention/detention or pass through capacity required to satisfy safety issues of the Public Works Department and CVWD. Pursuant to the aforementioned, the applicant may be required to construct additional underground and above ground drainage facilities to convey on site and off site stormwater as well as stormwater from adjacent terrain by the La Quinta Evacuation Channel that historically flows onto and/or through the project site. Any proposed channels that convey stormwater shall be lined to protect against erosion as required by the Public Works Department and CVWD.

54. If the development is not able to discharge storm or nuisance water from the project into the La Quinta Evacuation Channel, the applicant shall comply with the provisions of LQMC Section 13.24.120 (Drainage), Retention Basin Design Criteria, Engineering Bulletin No. 06-16 – Hydrology Report with Preliminary Hydraulic Report Criteria for Storm Drain Systems and Engineering Bulletin No. 06-015 - Underground Retention Basin Design Requirements. More specifically, stormwater falling on site during the 100 year storm shall be retained within the development, unless otherwise approved by the City Engineer. The design storm shall be either the 1 hour, 3 hour, 6 hour or 24 hour event producing the greatest total run off.
55. Nuisance water shall be retained on site. Nuisance water shall be disposed of per approved methods contained in Engineering Bulletin No. 06-16 – Hydrology Report with Preliminary Hydraulic Report Criteria for Storm Drain Systems and Engineering Bulletin No. 06-015 - Underground Retention Basin Design Requirements.

56. In design of retention facilities, the maximum percolation rate shall be two inches per hour. The percolation rate will be considered to be zero unless the applicant provides site specific data indicating otherwise and as approved by the City Engineer.
57. The project shall be designed to accommodate purging and blowoff water (through underground piping and/or retention facilities) from any on-site or adjacent well sites granted or dedicated to the local water utility authority as a requirement for development of this property.
58. No fence or wall shall be constructed around any retention basin unless approved by the Planning Director and the City Engineer.
59. For on-site above ground common retention basins, retention depth shall be according to Engineering Bulletin No. 06-16 – Hydrology Report with Preliminary Hydraulic Report Criteria for Storm Drain Systems. Side slopes shall not exceed 3:1 and shall be planted with maintenance free ground cover. Additionally, retention basin widths shall be not less than 20 feet at the bottom of the basin.
60. Stormwater may not be retained in landscaped parkways or landscaped setback lots. Only incidental storm water (precipitation which directly falls onto the setback) will be permitted to be retained in the landscape setback areas. The perimeter setback and parkway areas in the street right-of-way shall be shaped with berms and mounds, pursuant to LQMC Section 9.100.040(B)(7).
61. The design of the development shall not cause any increase in flood boundaries and levels in any area outside the development.
62. The development shall be graded to permit storm flow in excess of retention capacity to flow out of the development through a designated overflow and into the historic drainage relief route.
63. Storm drainage historically received from adjoining property shall be received and retained or passed through into the historic downstream drainage relief



route.

64. The applicant shall comply with applicable provisions for post construction runoff per the City's NPDES stormwater discharge permit, LQMC Sections 8.70.010 et seq. (Stormwater Management and Discharge Controls), and 13.24.170 (Clean Air/Clean Water); Riverside County Ordinance No. 457; and the California Regional Water Quality Control Board – Colorado River Basin (CRWQCB-CRB) Region Board Order No. R7-2008-001.
- E. For post-construction urban runoff from New Development and Redevelopments Projects, the applicant shall implement requirements of the NPDES permit for the design, construction and perpetual operation and maintenance of BMPs per the approved Water Quality Management Plan (WQMP) for the project as required by the California Regional Water Quality Control Board – Colorado River Basin (CRWQCB-CRB) Region Board Order No. R7-2008-001.
- F. The applicant shall implement the WQMP Design Standards per (CRWQCB-CRB) Region Board Order No. R7-2008-001 utilizing BMPs approved by the City Engineer. A project specific WQMP shall be provided which incorporates Site Design and Treatment BMPs utilizing first flush infiltration as a preferred method of NPDES Permit Compliance for Whitewater River receiving water, as applicable.
- G. The developer shall execute and record a Stormwater Management/BMP Facilities Agreement that provides for the perpetual maintenance and operation of stormwater BMPs.
65. The applicant shall install suitable facilities along the easterly boundary of the project to preserve CVWD access and prohibit access to the right-of-way of the La Quinta Evacuation Channel. Additionally, the applicant shall work with CVWD to construct a perpetual maintenance access to the La Quinta Evacuation Channel as required by CVWD and approved by the City Engineer.

## UTILITIES

66. The applicant shall comply with the provisions of LQMC Section 13.24.110 (Utilities).

67. The applicant shall obtain the approval of the City Engineer for the location of all utility lines within any right-of-way, and all above-ground utility structures including, but not limited to, traffic signal cabinets, electric vaults, water valves, and telephone stands, to ensure optimum placement for practical and aesthetic purposes.

68. Existing overhead utility lines within, or adjacent to the proposed development, and all proposed utilities shall be installed underground.

All existing utility lines attached to joint use 92 KV transmission power poles are exempt from the requirement to be placed underground.

69. Underground utilities shall be installed prior to overlying hardscape. For installation of utilities in existing improved streets, the applicant shall comply with trench restoration requirements maintained, or required by the City Engineer.

The applicant shall provide certified reports of all utility trench compaction for approval by the City Engineer. Additionally, grease traps and the maintenance thereof shall be located as to not conflict with access aisles/entrances.

70. Utility easements in favor of CVWD shall be clear of any obstructions including overhead obstructions.

## CONSTRUCTION

71. The City will conduct final inspections of habitable buildings only when the buildings have improved street and (if required) sidewalk access to publicly-maintained streets. The improvements shall include required traffic control devices, pavement markings and street name signs. If on-site streets in residential developments are initially constructed with partial pavement thickness, the applicant shall complete the pavement prior to final inspections of the last ten percent of homes within the development or when

directed by the City, whichever comes first.

#### LANDSCAPE AND IRRIGATION

72. The applicant shall comply with LQMC Sections 13.24.130 (Landscaping Setbacks) & 13.24.140 (Landscaping Plans).
73. Landscape and irrigation plans for landscaped lots and setbacks, medians, retention basins, and parks shall be signed and stamped by a licensed landscape architect.
74. All new and modified landscape areas shall have landscaping and permanent irrigation improvements in compliance with the City's Water Efficient Landscape regulations contained in LQMC Section 8.13 (Water Efficient Landscape).
75. Lighting plans shall be submitted with the final landscaping plans for a recommendation to the Planning Director for his approval. Exterior lighting shall be consistent with LQMC Section 9.100.150 (Outdoor Lighting). All freestanding lighting shall not exceed 18 feet in height, and shall be fitted with a visor if deemed necessary by staff to minimize trespass of light off the property. The illuminated carports shall be included in the photometric study as part of the final lighting plan submittal.
76. All water features shall be designed to minimize "splash", and use high efficiency pumps and lighting to the satisfaction of the Planning Director. They shall be included in the landscape plan water efficiency calculations per Municipal Code Chapter 8.13.
77. All rooftop mechanical equipment shall be completely screened from view behind the parapet. Utility transformers or other ground mounted mechanical equipment shall be fully screened with a screening wall or landscaping and painted to match the adjacent buildings.
78. The applicant shall submit the final landscape plans for review, processing and approval to the Planning Department, in accordance with the Final Landscape Plan application process. Planning Director approval of the final

landscape plans is required prior to issuance of the first building permit unless the Planning Director determines extenuating circumstances exist which justifies an alternative processing schedule.

NOTE: Plans are not approved for construction until signed by the appropriate City official, including the Planning Director and/or City Engineer.

79. The applicant or his agent has the responsibility for proper sight distance requirements per guidelines in the AASHTO "A Policy on Geometric Design of Highways and Streets, 5th Edition" or latest, in the design and/or installation of all landscaping and appurtenances abutting and within the private and public street right-of-way.
80. All trees located within the project site shall have a minimum trunk caliper of 2.5 inches.
81. Final field inspection of all landscaping materials, including all vegetation, hardscape and irrigation systems is required by the Planning Department prior to final project sign-off by the Planning Department. Prior to such field inspection, written verification by the project's landscape architect of record stating that all vegetation, hardscape and irrigation systems have been installed in accordance with the approved final landscape plans shall be submitted to the Planning Department.
82. Landscape areas shall have permanent irrigation improvements meeting the requirements of the Planning Director. Use of lawn areas shall be minimized with no lawn, or spray irrigation, being placed within 24 inches of curbs along public streets.

#### PUBLIC SERVICES

83. The applicant shall provide public transit improvements as required by SunLine Transit Agency and approved by the City Engineer.

#### MAINTENANCE

84. The applicant shall comply with the provisions of LQMC Section 13.24.160 (Maintenance).

85. The applicant shall make provisions for the continuous and perpetual maintenance of perimeter landscaping up to the curb, access drives, sidewalks, and stormwater BMPs.

#### FEES AND DEPOSITS

86. The applicant shall comply with the provisions of LQMC Section 13.24.180 (Fees and Deposits). These fees include all deposits and fees required by the City for plan checking and construction inspection. Deposits and fee amounts shall be those in effect when the applicant makes application for plan check and permits.
87. Permits issued under this approval shall be subject to the Coachella Valley Multi-Species Habitat Conservation Plan/Natural Community Habitat Conservation Plan Mitigation Fee, in accordance with LQMC Chapter 3.34.

#### FIRE DEPARTMENT

88. Provide or show there exists a water system capable of delivering a fire flow 4000GPM per minute for four hours duration at 20 psi residual operating pressure, which must be available before any combustible material is placed on the construction site.
89. Approved accessible on-site super fire hydrants shall be located not to exceed 200 feet apart in any direction. Any portion of the facility or of an exterior wall of the first story of the building shall not be located more than 150 feet from fire apparatus access roads as measured by an approved route around the complex, exterior of the facility or building.
90. The minimum dimension for gates is 20 feet clear and unobstructed width and a minimum vertical clearance of 13 feet 6 inches in height. Any gate providing access from a road shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38-foot turning radius shall be used.

91. Prior to building plan approval and construction, applicant/developer shall furnish two copies of the water system fire hydrant plans to Fire Department for review and approval. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval.
92. Prior to issuance of building permits, the water system for fire protection must be provided as approved by the Fire Department and the local water authority.
93. Blue dot retro-reflectors pavement markers on private streets, public streets and driveways to indicated location of the fire hydrant. 06-05 (located at [www.rvcfire.org](http://www.rvcfire.org))
94. Fire Apparatus access road shall be in compliance with the Riverside County Fire Department Standard number 06-05 (located at [www.rvcfire.org](http://www.rvcfire.org)). Access lanes will not have an up, or downgrade of more than 15%. Access roads shall have an unobstructed vertical clearance not less than 13 feet and 6 inches. Access lanes will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius capable of accommodating fire apparatus. Access lane shall be constructed with a surface so as to provide all weather driving capabilities.
95. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provision for the turnaround capabilities of fire apparatus
96. Driveway loops, fire apparatus access lanes and entrance curb radius should be designed to adequately allow access of emergency fire vehicles. The applicant or developer shall include in the building plans the required fire lanes and include the appropriate lane printing and/or signs.
97. An approved Fire Department access key lock box shall be installed next to the approved Fire Department access door to the building. Required order forms and installation standards may be obtained at the Fire Department.

98. Display street numbers in a prominent location on the address side of building(s) and/or rear access if applicable. Numbers and letters shall be a minimum of 12" in height for building(s) up to 25' in height. In complexes with alpha designations, letter size must match numbers. All addressing must be legible, of a contrasting color, and adequately illuminated to be visible from street at all hours.
99. Should any portion of the building be deemed "mixed occupancy" the sprinkler system shall be designed per referenced standard NFPA13R 7.2.4.1 through 7.2.4.2 per the CBC.
100. The PIV and FCD shall be located to the front of building and a minimum of 25 feet from the building(s). Sprinkler riser room must have indicating exterior and/or interior door signs. A C-16 licensed contractor must submit plans, along with current permit fees, to the Fire Department for review and approval prior to installation.
101. Install an alarm monitoring system for fire sprinkler system(s) with 20 or more heads, along with current permit fees, to the Fire Department for review and approval prior to installation.
102. Install a portable fire extinguisher, with a minimum rating of 2A-10BC, for every 3,000 sq. ft. and/or 75 feet of travel distance. Fire extinguishers shall be mounted 3.5 to 5 ft above finished floor, measured to the top of the extinguisher. Where not readily visible, signs shall be posted above all extinguishers to indicate their locations. Extinguishers must have current CSFM service tags affixed.
103. No hazardous materials shall be stored and/or used within the building, which exceeds quantities listed in 2010 CBC. No class I, II or IIIA of combustible/flammable liquid shall be used in any amount in the building.
104. Exit designs, exit signs, door hardware, exit markers, exit doors, and exit path marking shall be installed per the 2010 California Building Code.
105. Electrical room doors if applicable shall be posted "ELECTRICAL ROOM" on

outside of door.

106. Fire Alarm Control Panel room doors if applicable shall be posted "FACP" on outside of door.
107. Fire Riser Sprinkler room doors if applicable shall be posted "Fire Riser" on outside of door.
108. Roof Access room door if applicable shall be posted "Roof Access" on outside of door.
109. Access shall be provided to all mechanical equipment located on the roof as required by the Mechanical Code.
110. Air handling systems supplying air in excess of 2000 cubic feet per minute to enclosed spaces within buildings shall be equipped with an automatic shutoff. 2010 CMC
111. Gate(s) shall be automatic or manual operated. Install Knox key operated switches, with dust cover, mounted per recommended standard of the Knox Company. Building plans shall include mounting location/position and operating standards for Fire Department approval.
112. Nothing in our review shall be construed as encompassing structural integrity. Review of this plan does not authorize or approve any omission or deviation from all applicable regulations. Final approval is subject to plan review and field inspection. All questions regarding the meaning of the code requirements should be referred to Fire Department at 760-863-8886.

#### PLANNING DEPARTMENT

113. Approved Cultural Resource Monitor(s) be present during all ground disturbing activities. Experience has shown that there is always a possibility of encountering buried cultural resources during construction related excavations, or archaeological testing/data recovery. Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified (Secretary of the



Interior's Standards and Guidelines) Archaeologist to investigate and, if necessary, prepare a mitigation plan for submission to the City and the Agua Caliente THPO.

114. Additionally, in accordance with State law, the County Coroner should be contacted if any human remains are found during earthmoving activities. If the remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) shall be contacted. The NAHC will make a determination of the Most Likely Descendent (MLD). The City will work with the designated MLD to determine the final disposition of the remains.
115. A sign permit shall be submitted for staff approval for proposed monument signs specified in Specific Plan 2004-071 Amendment 1.
116. As part of the Final Landscape Plan review process, the applicant shall submit a revised plan for the main entrance vehicular courtyard depicting either the removal of the water feature within the drive aisle or redesign of the water feature with an enhanced interactive design.

As part of the Final Landscape Plan review process, the applicant shall submit a revised plant palette that reflects an increased use of Colorado Desert native type species of plants and shrubs.